

First Name	Last Name	Question	Answered	Housekeeping
Alejandra	Rodas	Hello, thank you again for putting this together it has been very informative as a new Resident Manager. My question is- are there fair housing laws that protect tenants, management company, vendors from experienced discrimination from other tenants?	x	This question was answered verbally.
Catherine	Robinson	Hypothetical situation and question: A resident with a disability constantly files complaints alleging discrimination, for multiple and various actions regarding the neighbors, management, security, maintenance staff, etc. Some complaints appear not to be related to the resident's disability, but discrimination is used as the basis for making the complaint. Reasonable accommodations have been granted to the resident and each and every complaint is considered, but management must spend an inordinate amount of hours dealing with this resident's complaints. Although management investigates every complaint, are there any protections or actions an Owner can take to minimize this kind of activity?		*This is too specific to answer.
Lorna	K	Can unit selection preferences be given to persons with disabilities?		
Kim	Holder	what is Mrs Murphey exemption?	x	The Mrs. Murphy's exemption is fairly complicated and we won't be going into depth into this presentation. But here is a fact sheet regarding it: https://www.fairhousinghawaii.org/uploads/2/3/9/0/23902043/march_2015_fh_exemptions.pdf
		from Sandie Wong to host & presenter: 10:18 AM Will medical marijuana be discussed?	x	This question was answered verbally.
JoDee	Hunt	how do you measure anxiety on an application???	x	Verification of a disability will be explained later in the presentation.
Catherine	RObinson	PLEASE touch on federal laws that restrict hud housing vouchers expiring for disabled people unable to find housing		
Good Morning	Aloha	What?! Try clarify. confused about the drug/alcohol user.		
Lihue_1_4_tan_bruce		How can alcoholism be a disability when they made the choice (voluntarily) to drink excessively. No one ask them to drink.	x	The Act defines disability or handicap as a physical or mental impairment which substantially limits one or more major life activities. If someone suffers from alcoholism, they must meet the criteria above.
		bill irish to presenter (privately): 10:26 AM Would Smoking be considered an addiction?	x	Christina Whitworth: Yes
Enid	Munoz	Is it that those with addiction are only protected after they stopped using? So their protection is retroactive? Ex: a tenant with addiction (and no threat to others) is evicted, that tenant can only receive protection after they stop using which could possibly be after the eviction?		
JoDee	Hunt	Is the current Hawaii Realtors Application safe to use with these issues covered?? Do we have to add to or delete any questions on there??		*We cannot advise on the Hawaii Realtors Application.
JoDee	Hunt	What is the landlord liability for tenant to tenat issues???		
Kim	Holder	Is a landlord responsible for a tenant harassing neighbors if the neighbor has let the landlord know?		
		from Robin Wurtzel to host (privately): 10:35 AM I understand that COVID is not a disability if shortlived, just as a cold or flu is not. However, if there are long term effects then it would be a disability, then people become diabled. oops. Disabled. There is a lot written on this, in the employment arena. While housing and employment are not udentical, the EEOC guidance might be helpful. It covers a lot of topics.		*I think this is more of a comment.
		Sandie Wong to host & presenter: 10:45 AM Who is responsible for providing the reasonable accomodation and/or modification? My understanding is that the boy must provide the taller ladder and the condo must allow.		
		from Sandie Wong to host & presenter: 10:51 AM If a disabled person lives in a no pet condo and requires a third person to bring them meals, however, the only person that will bring them meals has a dog and wants to bring the dog in delivering meals. Does the condo need to permit the delivery person to bring dog?		
Eric	Ambrozich	Would a request to allow major vehicle repairs in the parking stall be permitted? House rules only allow for minor emergency repairs to vehicle in parking stall/garage.	x	Answered privately by Darrell: Aloha Eric, I believe it would depend on how well your house rules define "major vehicle repairs", This appears to be a landlord tenant issue. Is this concern related to disability?
Carolyn	Vierra	Does fair housing laws protect those that are provided housing as a benefit of their employment? Do Landlord-Tenant laws apply this situation?		

Abby	McCoy	If someone becomes disabled while renting with a fixed-term lease and they need to move (for example, to another city for medical treatment or another rental unit with better accommodations), are they able to end the lease without financial penalties, like having to pay for the remainder of the lease?	x	This question was answered verbally.
Albert	Palmer	What steps would a landlord need to take to ensure that a long-term guest is not considered to be a tenant at will? (The Landlord would want all tenants to be subject to a written lease)	x	Hi Albert! That sounds like a landlord-tenant type of question rather than FHA. If you need information on LL/T issues, you can contact the landlord-tenant hotline at 586-2634.
JoDee	Hunt	How about a case of a tenant with PTSD... who often threatens to assault or does assault other tenants		
Eric	Ambrozich	I am not sure how to respond to answers. My question had to do with the Board enforcing rules, more between Board and owner/resident. Not sure it is a disability issue, but might be a hardship		Answered privately by Darrell: That sounds like a landlord-tenant type of question rather than Fair Housing. If you need information on LL/T issues, you can contact the landlord-tenant hotline at 586-2634.
Sandie	Wong	from Sandie Wong to host & presenter: 11:02 AM What if all parking stalls are owned by individual owners and the condo cannot switch stalls. Does the condo need to allow disabled owner/tenant to park in visitor parking. But, then disabled owner/tenant rents out their stall and receives \$.		
Sandie	Wong	from Sandie Wong to host & presenter: 11:04 AM How do you define direct threat; e.g. you have an emotional support dog, that barks, not is not dangerous.		
Albert	Palmer	from Albert Palmer to all panelists: 11:05 AM What steps would a landlord need to take to ensure that a long-term guest is not considered to be a tenant at will? from Albert Palmer to all panelists: 11:06 AM (The Landlord would want all tenants to be subject to a written lease)	X	Answered privately by Darrell: That sounds like a landlord-tenant type of question rather than Fair Housing. If you need information on LL/T issues, you can contact the landlord-tenant hotline at 586-2634.
Nani	Watanabe	from Nani Watanabe to host & presenter: 11:19 AM Is the Deaf Tennant responsible to provide their own door bell with flashing lights or the LL? And what about fire alarm? Deaf or HOH person uses flashing lights devices.	x	This question was answered verbally.
Joanne	Phillips	from Joanne Phillips to host (privately): 11:22 AM If the aoao has a no smoking policy for all units, can the board prohibit smoking marijuana in the unit?		
Roy	Dela Cruz	During the verification process of a tenants request for reasonable accommodations, the tenant submits a letter from a "mainland" helath care provider claiming to validate their "disability". What recourse does the housing provider have in order verify that the health care provider is actually who they claim to be without exposing too much about the disability?	x	This question was answered verbally.
Paul	Watase	from Paul Watase to host (privately): 11:23 AM What about the "smoke" damage to the unit?	X	
Sandie	Wong	from Sandie Wong to host & presenter: 11:24 AM What if you can smell the marijuana in common areas		
Kerry	Kaneshiro	Will you be discussing hoarding disorder?		
Mercedez	Salis	from Mercedez Salis to host (privately): 11:26 AM what if the tenant has a medical pass for marijuana and holds it in there house but not smoke it on property?		
Michael	Klein	from Michael Klein to Alexis Mukaida privately: What happens if the Pot smoker's is making nearby tenant even with the certificate allowing it? Making the other non smoking tenant sick or very uneasily health wise.		If housing provider msut refuse a requested accommodation because it is not reasonable, the provider should discuss with the requester whether there is an altnerative accommodation that would effectively address the requester's disability-related needs.
Linda	West	om Linda West to host (privately): 11:27 AM We have a no-smoking building, the tenant can smoke marijuana in his unit he has a license, now the neighbor tenants are complaining of 2nd hand smoke . Licensed tenant said that he has license to smoke. Can we ask tenant to smoke off property or make adjustments when, how he smokes or can we ask him to find alternate ways to inhale/ingest		*This is far too specific to answer - it's legal advice.
Linda	West	from Linda West to host (privately): 11:31 AM is support animal the same as Comfort animal? "	x	from Alexis Mukaida to everyone: 11:43 AM If you're curious to read the guidance on assessing a person's request to have an animal, please visit this link: https://www.hud.gov/sites/dfiles/PA/documents/HUDAsstAnimalNC1-28-2020.pdf

Sandie	Wong	from Sandie Wong to host & presenter: 11:33 AM Can't an assistance animal also be a pet?	x	from Alexis Mukaida to everyone: 11:43 AM If you're curious to read the guidance on assessing a person's request to have an animal, please visit this link: https://www.hud.gov/sites/dfiles/PA/documents/HUDAsstAnimalNC1-28-2020.pdf
Joanne	Phillips	Are emotional support animals treated the same as assistance animals?	x	from Alexis Mukaida to everyone: 11:43 AM If you're curious to read the guidance on assessing a person's request to have an animal, please visit this link: https://www.hud.gov/sites/dfiles/PA/documents/HUDAsstAnimalNC1-28-2020.pdf
Joanne	Phillips	if an older person doesn't have a disability but wants a dog for companionship, can that be considered a support animal?	x	from Alexis Mukaida to everyone: 11:43 AM If you're curious to read the guidance on assessing a person's request to have an animal, please visit this link: https://www.hud.gov/sites/dfiles/PA/documents/HUDAsstAnimalNC1-28-2020.pdf
Sandie	Wong	Is the 2nd question: Is the animal trained to perform work/task? or What work/task does the animal perform?	x	from Alexis Mukaida to everyone: 11:43 AM If you're curious to read the guidance on assessing a person's request to have an animal, please visit this link: https://www.hud.gov/sites/dfiles/PA/documents/HUDAsstAnimalNC1-28-2020.pdf
		from Peter Inoue to host (privately): 11:43 AM In both print and speech, what is the correct words to use when referring to persons with disabilities, e.g., disabled persons, persons with disabilities, or just persons (given that context is discussing the topics of this webinar)? Thanks.	x	from Alexis Mukaida to everyone: 11:43 AM If you're curious to read the guidance on assessing a person's request to have an animal, please visit this link: https://www.hud.gov/sites/dfiles/PA/documents/HUDAsstAnimalNC1-28-2020.pdf
		from Gretchen Quinn to host (privately): 11:43 AM If a person is staying at a shelter and in a dorm room with other individuals how do we balance the need of a person who needs an assistive animal with another person's allergy to the assistive animal?	x	from Alexis Mukaida to everyone: 11:43 AM If you're curious to read the guidance on assessing a person's request to have an animal, please visit this link: https://www.hud.gov/sites/dfiles/PA/documents/HUDAsstAnimalNC1-28-2020.pdf
Nathan	Suzuki	If the Professional defines in medical terms the disability, is it fair to inquire whether the disability is permanent or curable? This relates to the date of the letter from the professional. Does this letter have to be updated periodically? My question relates to emotional support where disability is not apparent.		
Rexie	Castro	If a comfort animal (dog) barks all day, and landlord is receiving multiple complaints from neighboring residents. Is the landlord able to send violation notices for correction? If still not remedied after multiple notices, can landlord evict at that time?		
Roy	Dela Cruz	Service/ Support animals...reasonable restrictions...can the animal's owner be responsible for damage caused by the pets "urine"?	x	This question was answered verbally
A	Akiona	from Akiona to host (privately): 11:50 AM Can the landlord charge a "pet treatment" carpet cleaning upon move-out?	x	This question was answered verbally
Danielle	Kanekoa	from danielle kanekoa to host (privately): 11:50 AM how do housing providers protect themselves from healthcare providers/case workers who write verification letters simply for payment.		
Chris	Gerson	Is there a limit to the number of assistance animals?		
Kauhale	Olu	Is it considered reasonable to require that a companion animal is spayed or neutered?		
Dennis	Perez	from Dennis Perez to host & presenter: 11:53 AM What are your thoughts given the DOT ruling and recent American Psychological Association 2020 position that providers can no longer write ESA/Assistance animal letters due the lack of evidence that they assist people with mental health disabilities, they are associated with widespread fraud and adverse consequences/harm? A number of organizations that protect the rights of people with disabilities have taken the same position.		

Chrstina	Whitworth	from Christina Whitworth to all panelists: 11:55 AM If you suspect the LandLord is claiming an apartment is "lease pending" because of discrimination. Can you ask for the pending tenants name or something to prove it is actually a pending lease?		
Genevieve	Anderson	in an AOA registered list would it be best to call it Pet/Assistance/Service/support to cover all vases?		
Heather	Davis	What's the correct way to handle a supposed complaint of being "bitten" by a tenant's service animal?		
Kerry	Kaneshiro	is hoarding disorder protected when the hoarding disorder is the cause of an insect infestation that is adversely affecting neighbours?		
Kristin	Moreland	Can a landlord collect a pet deposit for a support animal?		This question has been answered verbally.
Jennifer	Tanaka	Does a housing provider have any recourse when a occupant has questionable "proof" of the need for an ESA? (For example, someone who wants to keep their pet, but makes a flimsy case that it is an ESA.)		
Linda	West	What if the provider is an internet doctor?		
Linda	West	from Linda West to host (privately): 12:01 PM How do you handle a tenant who is evicted for illegal activity and they are elderly and they cry discrimination because of their age, will the ACLU take their case?		
Dennis	Perez	What are your thoughts given the DOT ruling and recent American Psychological Association 2020 position that providers can no longer write ESA/Assistance animal letters due the lack of evidence that they assist people with mental health disabilities, they are associated with widespread fraud and adverse consequences/harm? A number of organizations that protect the rights of people with disabilities have taken the same position.		